

Ordinance No. 98016

AN ORDINANCE approving an urban renewal plan for the Pike Plaza Redevelopment Project (ND-401, NDP Area #1 - North Central Business), making certain findings respecting the urban renewal area, and authorizing an application for Federal financial assistance in connection therewith.

8-11-69 - Pass

COMPTROLLER

FILE NUMBER

213 133

Council Bill No. 89573

INTRODUCED: JUL 28 1969	BY: <i>Committee of whole</i>
REFERRED: JUL 28 1969	TO: COMMITTEE OF WHOLE
REFERRED:	
REFERRED:	
REPORTED: AUG 1 1 1969	SECOND READING: AUG 1 1 1969
THIRD READING: AUG 1 1 1969	SIGNED: AUG 1 1 1969
PRESENTED TO MAYOR: AUG 1 2 1969	APPROVED: AUG 1 2 1969
RETD. TO CITY CLERK: AUG 1 2 1969	PUBLISHED: AUG 15 1969
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

186

- ORD. 99287 MODIFYING URBAN RENEWAL PLAN APPROVED BY ORD. 98016 FOR PIKE PLAZA REDEVELOPMENT PROJECT BY ADDING ARCHITECTURAL HISTORIAN OR A HISTORIAN TO THE DESIGN REVIEW BRD.
- ORD 100161 AUTH A LOAN & GRANT CONTRACT WITH U.S.A. FOR FINANCIAL ASSIST IN CARRYING OUT PIKE PLAZA REDEVELOPMENT PROJECT (WASH. R-17).
- ORD 100192 AUTH EXPENDITURES IN CONNECTION WITH PIKE PLAZA REDEVELOP PROJECT, MAKING REIMBURS-
ABLE APPROP FROM EMERGENCY FUND & DECLARING EMERGENCY THEREFOR.
- ORD 100302 RE PIKE PLAZA REDEVELOP PROJ (WASH. R-17), ESTABLISHING POSITIONS & INCREASING CER-
TAIN ACCOUNTS IN 1971 BUDGET OF DEPT COMMUNITY DEVELOP (URBAN RENEWAL OPERATING FND).
- CF 273932 - CONTRACT AND CERT. OF INS., OHNO LANDSCAPE CONSTR. Co., PIKE PROJECT, TEMPORARY
ARMORY PARK.

PUB
(BC)
BLDG.
ENG.
B. O.
A. C.
S. E.
C. O.
LIGHT

ORDINANCE 98016

AN ORDINANCE approving an urban renewal plan for the Pike Plaza Redevelopment Project (ND-401, NDP Area #1 - North Central Business), making certain findings respecting the urban renewal area, and authorizing an application for Federal financial assistance in connection therewith.

WHEREAS, the City Council sitting as a Committee of the Whole held a public hearing commencing on March 19, 1969 on a plan for a proposed urban renewal project in the area bounded generally by 1st Avenue, Lenora Street, Union Street, and the Alaskan Way Viaduct, more specifically described in C. F. 263133 and identified as "Pike Plaza Redevelopment Project," after public notice thereof pursuant to Resolution 21866, all as required by RCW 35.81.060, which plan is dated March 19, 1969, is identified as "Urban Renewal Plan, NDP Area #1 - North Central Business - Pike Plaza," consists of 17 pages, 5 exhibits and 1 attachment and is filed in C. F. 263113; and which plan as revised was filed as Exhibit 20 during said hearing; and

WHEREAS, detailed studies of the location, physical condition of structures, land use, social, and economic conditions of the project area to determine whether the area is a "blighted area" as defined in RCW 35.81.010(2) were presented and considered at said hearing; and

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendation respecting said urban renewal plan and has certified that the plan and the actions proposed to be taken to implement said plan are in substantial conformance with the Comprehensive Plan of Seattle; and

WHEREAS, the Committee of the Whole subsequent to the public hearing proposed certain modifications to the urban renewal plan, which proposed plan as modified consists of 20 pages, 5 exhibits and 1 attachment, is identified as "ND-401, Urban Renewal Plan, NDP Area #1 - North Central Business, Pike Plaza (as revised by City Council following public hearing)" and dated June 20, 1969, and is filed in C. F. 263133; and

WHEREAS, the legislative authority of the City is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I of the Housing Act of 1949, as amended, including those prohibiting discrimination because of race, color, creed, or national origin; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the urban renewal plan for the Pike Plaza Redevelopment Project bounded generally by 1st Avenue, Lenora Street, Union Street and the Alaskan Way Viaduct, more specifically described

in C. F. 263133 and identified as "ND-401, Urban Renewal Plan, NDP Area #1 - North Central Business, Pike Plaza" presented to the City Council and considered at a public hearing by the City Council sitting as a Committee of the Whole commencing on March 19, 1969 and concluding on April 25, 1969, is hereby approved as revised by the Committee of the Whole following the public hearing and filed in said C. F., and in connection therewith the following findings are hereby made:

1. That said urban renewal project area is a "blighted area" as defined in RCW 35.81.010(2) by reason of the following:

(a) The substantial physical dilapidation, deterioration, defective construction, material, and arrangement and age or obsolescence of buildings or improvements, both residential and non-residential, and inadequate provision for ventilation, light, proper sanitary facilities or open spaces. There are 68 structures in the project area, 4 or 5.9% of which are in standard condition, 5 or 7.3% of which need rehabilitation, 11 or 16.5% of which are deficient to the extent that the feasibility of rehabilitation is questionable, and 48 or 70.3% of which are substandard to the extent that their rehabilitation is infeasible. Except for two structures, all buildings were constructed prior to 1930 and a majority were constructed prior to 1917.

(b) Inappropriate or mixed uses of land or buildings. Commercial structures are used for storage, and commercial, warehousing, manufacturing and retail business uses are mixed indiscriminantly with residential uses, chiefly housekeeping hotels. Many buildings are vacant in whole or part.

(c) Defective or inadequate street layout. Traffic congestion is acute. Restricted sight clearance at some intersections makes them dangerous and difficult to use. Through streets are not developed

because of steep grades resulting in poor traffic circulation. There are several undeveloped alleys and streets. There is no separation of pedestrian and vehicular traffic. Steep streets and sidewalks combined with the wet climate and litter result in slippery and dangerous conditions for traffic and pedestrians. Forty-five percent (10.22 acres) of the land is used for poorly designed streets, alleys, and public rights-of-way.

(d) Excessive land coverage. Thirty-nine or 60% of the parcels in the area are completely covered by structures and several structures occupy air rights over streets and alleys, resulting in overcrowding of structures on the land. There are no useable open spaces in the project area.

(e) Insanitary or unsafe conditions. Most of the housekeeping rooms lack refrigeration which results in acute cockroach infestation and other health hazards. Rats are present and difficult to control. Many occupied housekeeping rooms are without windows or other light and air.

(f) The existence of conditions which endanger life or property by fire. Ten structures are of Type V construction and not permitted in Fire Zone I of the Building Code (85500). Deterioration and rotting of structures caused by exposure to weather is prevalent due to lack of maintenance. Vacant and partially vacant buildings attract transients which increases the fire hazard.

That by reason of the foregoing the project area substantially impairs the sound growth of the city, retards the provision of housing accommodations, constitutes an economic and social liability, and is detrimental and constitutes a menace to the public health, safety, welfare and morals in its present condition and use.

2. That a workable and feasible plan exists for making available

adequate housing for the persons who may be displaced by the project. Relocation from the project is planned for a two-year period from 1969 through 1971. Families and individuals will be assisted in finding housing that is reasonably accessible to work, shopping and other facilities, is within their ability to pay and is in conformance with the Housing Code. The cost of moving their personal property will be paid, and rent assistance payments will be made to those eligible therefor. Relocation assistance and payments will also be available to businesses displaced by the project.

3. That the urban renewal plan conforms to the comprehensive plan for the City. The City Planning Commission has certified that the urban renewal plan is in substantial conformance with the Comprehensive Plan of Seattle approved by Resolution 20375.

4. That the urban renewal plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or development of the urban renewal area by private enterprise. The plan contemplates that most of the land acquired for the project will be redeveloped by private enterprise, and that most of the public improvements made in the area will be accomplished by contract.

5. That a sound and adequate financial program exists for financing the project. A contract for financial assistance from the United States under the Neighborhood Development Program provisions of the Housing Act of 1949, as amended, is proposed to finance the project.

6. That the financial aid to be provided by the United States of America in the proposed contract is necessary to enable the project to be undertaken in accordance with the urban renewal plan. The cost

of the project exceeds the financial capability of the City and successful execution of the project also depends upon federal rehabilitation loans and grants and relocation grants and assistance.

7. That the objectives of the urban renewal plan cannot be achieved through more extensive rehabilitation of the project area. The urban renewal plan makes maximum provision for rehabilitation except in areas necessary for redevelopment to prevent a recurrence of blight in the area.

8. That the urban renewal plan gives due consideration to the provision of adequate park and recreation areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan. The development of a system of public parks, walkways, malls or other open spaces is a specific project objective.

Section 2. That to implement the urban renewal plan herein approved, certain legislative acts of the City are required, including the vacating and removal of streets, alleys and other public ways, the establishment of a new street pattern, the installation, construction or reconstruction of streets and other public rights-of-way, utilities and other public improvements, including the undergrounding of all public utilities, and in such connection the legislative authority of the City, to the extent permitted by law, hereby (a) pledges its cooperation in carrying out such urban renewal plan, (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in such a manner consistent with said urban renewal plan, and

(c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said urban renewal plan.

Section 3. That the conditions under which the City will make relocation payments, as set forth in C. F. 263133-2, Exhibit 19 are hereby in all respects approved.

Section 4. That the United States of America and the Department of Housing and Urban Development be, and they hereby are, assured of full compliance by The City of Seattle with regulations of said Department effectuating Title VI of the Civil Rights Act of 1964.

Section 5. That financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, in addition to advances for surveys and plans previously made, is necessary to enable the land in the project area to be rehabilitated and redeveloped in accordance with the urban renewal plan for the project area and, accordingly, the filing by the Urban Renewal Director of an application or applications for such financial assistance under said Title I is hereby authorized.

Section 6. Any act pursuant to the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

(To be used for all Ordinances except Emergency.)

Section 7. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 11 day of August, 1969,
and signed by me in open session in authentication of its passage this 11 day of
August, 1969. Mrs. Harlan H. Edwards.

President _____ of the City Council.
Approved by me this 12 day of August, 1969.

Floyd C. Miller
Mayor.
Filed by me this 12 day of August, 1969.

C. H. Granderson
Attest: City Comptroller and City Clerk.

(SEAL)

Published AUG 15 1969

By L. F. Fenton
Deputy Clerk.

The City of Seattle - Legislative Department

78016

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on

COMMITTEE OF THE WHOLE

AUG 11 1969

to which was referred

C.B. 89573

Approving an urban renewal plan for the Pike Plaza Redevelopment Project (ND-401), NDP Area #1 - North Central Business, making certain findings respecting the urban renewal area, and authorizing an application for Federal financial assistance in connection therewith, recommends that

THE SAME DO PASS.

(File No. 263133)

Ted Best

Chairman

Chairman

WCH:aw - 8/20/69

Committee

Committee

ANCHORAGE—National Bank of Alaska reached new highs in deposits and earnings for the half year ended June 30, Elmer E. Rasmussen, chairman of the board reports. In its midyear report to shareholders, the bank said deposits had reached \$137,727,000, up \$16,750,000 from the same time last year.

Net operating earnings for the first six months were \$770,000, or \$1.93 per share, and are estimated to continue at this rate for the balance of the year. Loans for the six months reached \$72,812,900, up \$7,000,000.

In a survey of Alaskan business and industry during the period Rasmussen reported the "general excellent" "There are solid reasons," he said, "to support the mood of optimism, with the retention of their standing writing through, well It is, in our opinion, well ne in history as one of the eagan. The triumph of man American astronauts set foot importance of the discovery of

Metal Prices

of \$1,000,000." dunity PUD has paid taxes in ex- al consecutive year that Snohomish of PUD Commission Chairman Wait

it of Publication

**STATE OF WASHINGTON,
KING COUNTY—SS.**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

ORDINANCE NO. 98016

was published on **August 15, 1969**

M. E. L. L.

Subscribed and sworn to before me on

August 15, 1969

[Signature]

Notary Public for the State of Washington,
residing in Seattle.

(Note: ROW 42.20.060 states—"It shall not be necessary for a notary public in certifying an oath to be used in any of the courts in this state, to append an impression of his official seal.")

ORDINANCE NO. 98016

AN ORDINANCE approving an urban renewal plan for the Pike Plaza Redevelopment Project (ND-40), NDP Area #1 - North Central Business, making certain findings respecting the urban renewal area, and authorizing an application for Federal financial assistance in connection therewith.

WHEREAS, the City Council sitting as a Committee of the Whole held a public hearing commencing on March 19, 1969, on a plan for a proposed urban renewal project in the area bounded generally by 1st Avenue, Lenora Street, Union Street, and the Alaskan Way Viaduct, more specifically described in C. F. 253133 and identified as "Pike Plaza Redevelopment Project," after public notice thereof pursuant to Resolution 21855, all as required by RCW 35.81.010, which plan is dated March 19, 1969, is identified as "Urban Renewal Plan, NDP Area #1 - North Central Business - Pike Plaza," consists of 17 pages, 5 exhibits and 1 attachment and is filed in C. F. 253133; and which plan as revised was filed as Exhibit 20 during said hearing; and

WHEREAS, detailed studies of the location, physical condition of structures, land use, social, and economic conditions of the project area to determine whether the area is a "blighted area" as defined in RCW 35.81.010(2) were presented and considered at said hearing; and

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendation respecting said urban renewal plan, and has certified that the plan and the actions proposed to be taken to implement said plan are in substantial conformance with the Comprehensive Plan of Seattle; and

WHEREAS, the Committee of the Whole subsequent to the public hearing proposed certain modifications to the urban renewal plan, which proposed plan as modified consists of 20 pages, 5 exhibits and 1 attachment, is identified as "ND-40, Urban Renewal Plan, NDP Area #1 - North Central Business, Pike Plaza (as revised by City Council following public hearing)" and dated June 20, 1969, and is filed in C. F. 253133; and

WHEREAS, the legislative authority of the City is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I of the Housing Act of 1949, as amended, including those prohibiting discrimination because of race, color, creed, or national origin; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the urban renewal plan for the Pike Plaza Redevelopment Project bounded generally by 1st Avenue, Lenora Street, Union Street and the Alaskan Way Viaduct, more specifically described in C. F. 253133 and identified as "ND-40, Urban Renewal Plan, NDP Area #1 - North Central Business, Pike Plaza" presented to the City Council and considered at a public hearing by the City Council sitting as a Committee of the Whole commencing on March 19, 1969, and concluding on April 23, 1969, is hereby approved as revised by the Committee of the Whole following the public hearing and filed in said C. F. and in connection therewith the following findings are hereby made:

1. That said urban renewal project area is a "blighted area" as defined in RCW 35.81.010(2) by reason of the following:

(a) The substantial physical dilapidation, deterioration, defective construction, material, and arrangement and age or obsolescence of buildings or improvements, both residential and non-residential, and inadequate provision for ventilation, light, proper sanitary facilities or open spaces. There are 67 structures in the project area, 4 or 5.9% of which are in standard condition, 5 or 7.3% of which need rehabilitation, 11 or 16.5% of which are deficient to the extent that the feasibility of rehabilitation is questionable, and 48 or 70.3% of which are substandard to the extent that their rehabilitation is infeasible. Except for two structures, all buildings were constructed prior to 1930 and a majority were constructed prior to 1917.

(b) Inappropriate or mixed uses of land or buildings. Commercial structures are used for storage, and commercial, warehousing, manufacturing and retail business uses are mixed indiscriminately with residential uses, chiefly housekeeping hotels. Many buildings are vacant in whole or part.

(c) Defective or inadequate street layout. Traffic congestion is acute. Restricted sight clearance at some intersections makes them dangerous and difficult to use. Through streets are not developed because of steep grades resulting in poor traffic circulation. There are several undeveloped alleys and streets. There is no separation of pedestrian and vehicular traffic. Steep streets and sidewalks combined with the wet climate and litter result in slippery and dangerous conditions for traffic and pedestrians. Forty-five per cent (45.22 acres) of the land is used for poorly designed streets, alleys, and public rights-of-way.

(d) Excessive land coverage. Thirty-nine or 60% of the parcels in the area are completely covered by structures and several structures occupy air rights over streets and alleys, resulting in overcrowding of structures on the land. There are no useable open spaces in the project area.

(e) Insanitary or unsafe conditions. Most of the structures are

little approved by Resolution 20375.

4. That the urban renewal plan will afford maximum opportunity consistent with the needs of the City as a whole, for the rehabilitation or development of the urban renewal area by private enterprise. The plan contemplates that most of the land acquired for the project will be redeveloped by private enterprise, and that most of the public improvements made in the area will be accomplished by contract.

5. That a sound and adequate financial program exists for financing the project. A contract of financial assistance from the United States under the Neighborhood Development Program provisions of the Housing Act of 1949, as amended, is proposed to finance the project.

6. That the financial aid to be provided by the United States of America in the proposed contract is necessary to enable the project to be undertaken in accordance with the urban renewal plan. The cost of the project exceeds the financial capability of the City and successful execution of the project also depends upon federal rehabilitation loans and grants and relocation grants and assistance.

7. That the objectives of the urban renewal plan cannot be achieved through more extensive rehabilitation of the project area. The urban renewal plan makes maximum provision for rehabilitation except in areas necessary for redevelopment to prevent a recurrence of blight in the area.

8. That the urban renewal plan gives due consideration to the provision of adequate park and recreation areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan. The development of a system of public parks, walkways, malls, and other open spaces is a specific project objective.

Section 2. That to implement the urban renewal plan herein approved, certain legislative acts of the City are required, including the vacating and removal of streets, alleys and other public ways, the establishment of a new street pattern, the installation, construction or reconstruction of streets and other public rights-of-way, utilities and other public improvements, including undergrounding of all public utilities, and in such connection the legislative authority of the City, to the extent permitted by law, hereby (a) pledges its cooperation in carrying out said urban renewal plan, (b) requests the various official departments, boards, and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in such manner consistent with said urban renewal plan, and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said urban renewal plan.

Section 3. That the conditions under which the City will make relocation payments, as set forth in C. F. 253133-2, Exhibit 19 are hereby in all respects approved.

Section 4. That the United States of America and the Department of Housing and Urban Development be, and they hereby are, assured of full compliance by the City of Seattle with regulations of said Department effectuating Title VI of the Civil Rights Act of 1964.

Section 5. That financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, in addition to advances for surveys and plans previously made, is necessary to enable the land in the project area to be rehabilitated and redeveloped in accordance with the urban renewal plan for the project area and, accordingly, the filing by the Urban Renewal Director of an application or applications for such financial assistance under said Title I is hereby authorized.

Section 6. Any act pursuant to the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 7. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 11th day of August, 1969, and signed by me in open session in authentication of its passage this 11th day of August, 1969.

MRS. HARLAN H. EDWARDS,
President of the City Council.

Approved by me this 12th day of August, 1969.

FLOYD C. MILLER,
Mayor.

Filed by me this 12th day of August, 1969.

Attest: C. G. BRILANDSON,
City Comptroller and City Clerk.

(Seal) By J. F. FENTON,
Deputy Clerk.

Publication ordered by C. G. BRILANDSON, Comptroller and City Clerk.

Date of official publication in the Daily Journal of Commerce, Seattle, August 15, 1969. (C-521)

Certificate of Publication

CITY OF WASHINGTON,
KING COUNTY--SS.

I, undersigned, on oath states that he is an active of The Daily Journal of Commerce, which newspaper is a legal newspaper, and it is now and has been for more to the date of publication hereinafter in the English language continuously in Seattle, King County, Washington, during all of said time was printed in an the aforesaid place of publication of Daily Journal of Commerce was on the 41, approved as a legal newspaper by of King County.

exact form annexed, was published in Daily Journal of Commerce, which was to its subscribers during the below annexed notice, a

CE. NO. 98016

August 15, 1969

Subscribed and sworn to before me on 1969

Notary Public for the State of Washington, residing in Seattle.

It shall not be necessary for a notary public in certifying the course in this state, to append an impression of his

projects with Federal financial assistance under Title I of the Housing Act of 1949, as amended, including those prohibiting discrimination because of race, color, creed, or national origin; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the urban renewal plan for the Pike Plaza Redevelopment Project bounded generally by 1st Avenue, Lenora Street, Union Street and the Alaskan Way Viaduct, more specifically described in C. P. 263133 and identified as "ND-401, Urban Renewal Plan, NDP Area 21-North, Central Business, P1-N" presented to the City Council and considered at a public hearing by the City Council sitting as a Committee of the Whole commencing on March 19, 1969, and concluding on April 23, 1969, is hereby approved as revised by the Committee of the Whole following the public hearing and filed in said C. P. and in connection therewith the following findings are hereby made:

1. That said urban renewal project area is a "blighted area" as defined in RCW 35.51.010(2) by reason of the following:

(a) The substantial physical dilapidation, deterioration, defective construction, material, and arrangement and age or obsolescence of buildings or improvements, both residential and non-residential, and inadequate provision for ventilation, light, proper sanitary facilities or open spaces. There are 68 structures in the project area, 4 or 5.5% of which are in standard condition, 5 or 7.3% of which need rehabilitation, 11 or 16.2% of which are deficient to the extent that the feasibility of rehabilitation is questionable, and 48 or 70.3% of which are substandard to the extent that their rehabilitation is infeasible. Except for two structures, all buildings were constructed prior to 1940 and a majority were constructed prior to 1917.

(b) Inappropriate or mixed uses of land or buildings. Commercial structures are used for storage, and commercial, warehousing, manufacturing and retail business uses are mixed indiscriminately with residential uses, chiefly housekeeping hotels. Many buildings are vacant in whole or part.

(c) Defective or inadequate street layout. Traffic congestion is acute. Restricted sight clearance at some intersections makes them dangerous and difficult to use. Through streets are not developed because of steep grades resulting in poor traffic circulation. There are several undeveloped alleys and streets. There is no separation of pedestrian streets and sidewalks combined with the wet climate and litter result in slippery and dangerous conditions for traffic and pedestrians. Forty-five per cent (40-22 acres) of the land is used for poorly designed streets, alleys, and public rights-of-way.

(d) Excessive land coverage. Thirty-nine or 60% of the parcels in the area are completely covered by structures and several structures occupy air rights over streets and alleys, resulting in overcrowding of structures on the land. There are no useable open spaces in the project area.

(e) insanitary or unsafe conditions. Most of the housekeeping rooms lack refrigeration which results in acute cockroach infestation and other health hazards. Rats are present and difficult to control. Many occupied housekeeping rooms are without windows or other light and air.

(f) The existence of conditions which endanger life or property by fire. Ten structures are of Type V construction and not permitted in Fire Zone I of the Building Code (85500). Deterioration and rotting of structures caused by exposure to weather is prevalent due to lack of maintenance. Vacant and partially vacant buildings attract transients which increases the fire hazard.

That by reason of the foregoing the project area substantially impairs the sound growth of the city, retards the provision of housing accommodations, constitutes an economic and social liability, and is detrimental and constitutes a menace to the public health, safety, welfare and morals in its present condition and use.

2. That a workable and feasible plan exists for making available adequate housing for the persons who may be displaced by the project. Relocation from the project is planned for a two-year period from 1969 through 1971. Families and individuals will be assisted in finding housing that is reasonably accessible to work, shopping and other facilities, is within their ability to pay and is in conformance with the Housing Code. The cost of moving their personal property will be paid, and rent assistance payments will be made to those eligible therefor. Relocation assistance and payments will also be available to businesses displaced by the project.

3. That the urban renewal plan conforms to the comprehensive plan for the City. The City Planning Commission has certified that the urban renewal plan is in substantial conformance with the Comprehensive Plan of Se-

attle, in carrying out such urban renewal plan, (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in such a manner consistent with said urban renewal plan, and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said urban renewal plan.

Section 3. That the conditions under which the City will make relocation payments, as set forth in C. P. 263133-2, Exhibit 18 are hereby in all respects approved.

Section 4. That the United States of America and the Department of Housing and Urban Development be, and they hereby are, assured of full compliance by the City of Seattle with regulations of said Department effectuating Title VI of the Civil Rights Act of 1964.

Section 5. That financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, in addition to advances for surveys and plans previously made, is necessary to enable the land in the project area to be rehabilitated and redeveloped in accordance with the urban renewal plan for the project area and, accordingly, the filing by the Urban Renewal Director of an application or applications for such financial assistance under said Title I is hereby authorized.

Section 6. Any act pursuant to the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 7. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 11th day of August, 1969, and signed by me in open session in authentication of its passage this 11th day of August, 1969.

MRS. HARLAN H. EDWARDS,
President of the City Council.

Approved by me this 12th day of August, 1969.

FLOYD MILLER,
Mayor.

Filed by me this 12th day of August, 1969.

Attest: C. G. BRIANDSON,
City Comptroller and City Clerk.

(Seal) By J. F. FENTON,
Deputy Clerk.

Publication ordered by C. G. BRIANDSON, Comptroller and City Clerk.

Date of official publication in the Daily Journal of Commerce, Seattle, August 15, 1969.

(C-521)